

# The City of Alexandria Recreation, Parks & Cultural Activities

## Capital Improvement Plan

### INTRODUCTION

The Strategic Master Plan is based upon a review of the entire community, an analysis of the existing parks system, the identification of user needs, the development of customized recreation standards, and focus on land acquisition and open space needs regarding parks, trails and recreation spaces. The plan is intended to be action-oriented. It is design to provide framework from which the city can enhance its parks and recreation system.

Instrumental to implementation of the study, is the identification of adequate funding at a time when balancing municipal budgets has become difficult. Even though funding options are limited at this stage, it does not appear to reflect upon the high value Alexandrians place on parks and recreation facilities and services.

Implementing the Strategic Master Plan will result in meeting the future needs for parks, open space and recreation services. The department operates a variety of parks and recreation facilities throughout the city. Many of these facilities and parks require upgrades to support the future needs of the community. In order to ascertain the productivity and condition of these facilities, a facilities analysis was conducted. All of Alexandria's eleven recreation centers, three of the school based after-school centers, and twenty of the 127 parks were evaluated. The recreation centers were assessed in order to identify the current condition of each facility, the overall level of use the facility is receiving, and to generate potential renovation and re-use options to enhance the productivity of the facility. General improvement recommendations for each site were developed and cost estimates were formulated to identify the impact of effecting such improvements. The after-school sites were assessed and ideas for consideration regarding enhancing productivity were assimilated. No capital improvement cost estimates were developed for these school owned sites.

A cross section of parks were evaluated in order to gain a comprehensive understanding of the park system condition and the necessary improvements that would be required to meet current demands of the community. The capital improvement costs for enhancing parks is estimated at \$9 Million amortized over ten years. The Capital improvement cost for recreation facilities is approximately \$19,000,000. Details of the individual projects are on page.

The open space acquisition costs and trail development costs need to be developed and with funding strategies. The open space acquisition costs averages \$3,000,000 per acre, currently in several areas of Alexandria. A consistent funding source is needed to support the needs for trail development and connections. It is estimated that \$50 Million is needed to support the land acquisition needs outlined in this plan.

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### **PARK FACILITY CAPITAL IMPROVEMENT**

A sampling of park facilities enabled the consultant to draw general conclusions regarding the entire park system.

The parks in Alexandria are generally well maintained, although they contain many amenities that are near the end of their useful life.

Most parks are currently being maintained to a level three, on a rating system of one being the most intense maintenance and five being the least intense.

There is an inconsistent image regarding parks and facilities. The lack of a consistent graphics program and color scheme makes the facilities appear less than optimal.

Many facilities are in need of renovation, and infrastructure rehabilitation.

Most facilities do not have adequate parking.

The athletic facilities are somewhat scattered throughout the park system, and a consolidation through adaptive re-use of facilities could prove to enhance site productivity.

There appears to be over use of the athletic facilities, possibly a result of extensive team sport practices.

#### **Recommendations**

The assessment of park improvements focused on needs that would enhance infrastructure improvements in parks. The site assessment for capital improvement needs evaluated turf, site amenities, lighting, parking and safety problems.

In order to elevate the condition of the park system from a level three to a level two, it is estimated that related costs will be in the neighborhoods of \$10,000 per acre in capital improvement investments. The Department of Recreation, Parks and Cultural Activities currently maintains 964 acres of parkland. This estimate equates to an infusion of approximately \$9,640,000.

Improvements might include such items as tennis court renovations, ball field renovations, new sports lighting systems, playground replacements, stand alone restroom renovation and replacements, and parking improvements and other related site work.

Consolidation of similar athletic venues and better scheduling of practice times will result in considerable improvements to game fields.

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City of Alexandria - Department of Recreation, Parks and Cultural Activities

### Recommended Projects and Estimated Costs

Recreation Facility	Project	SF	SF Cost	Est. Cost	Lump Sum	Total Cost/Facility
Charles Barrett Recreation Center (9,800 SF)	Multi-Purpose Room Renovation				\$40,000	
	New Weight Room Equipment				\$30,000	<u>\$70,00</u>
Hinquapin Park Recreation Center (34,000 SF)	Renovation Study				\$20,000	
	Renovation	34,000	\$120	\$4,080,000		
	Addition	25,000	\$140	\$3,500,000		<u>\$7,600,00</u>
Doctor Oswald Durant Memorial Recreation Center	Renovation in Progress					
George "Buddie" Ford Nature Center	Renovation in Progress					
Patrick Henry Recreation Center (8,850 SF)	Renovation	8,850	\$160	\$1,416,000		
	Addition	6,000	\$140	\$840,000		<u>\$2,256,00</u>
Charles Houston Recreation Center (24,302 SF)	Renovation Study				\$20,000	
	Renovation	24,302	\$160	\$3,888,320		
	Addition	10,000	\$140	\$1,400,000		<u>\$5,308,32</u>
Dora Kelly Recreation Center (5,840 SF)	Renovation Study				\$20,000	
	Reception Desk Relocation				\$30,000	
	Selected Renovation	25,840	\$50	\$1,292,000		<u>\$1,342,00</u>

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Recreation Center	Renovation New square footage over entry	1,000	\$180	\$180,000	\$200,000	\$380,000
Annie J. Lee Memorial Recreation Center (13,690 SF)	Renovation	13,690	\$100	\$1,369,000	-	\$1,369,000
Mount Vernon Recreation Center (8,900 SF)	HVAC study Floor repairs; baffle replacement				\$1,000 \$100,000	\$101,000
William Ramsay Recreation Center (18,000 SF)	Alarm System Study				\$1,000	\$1,000
Summary						
Total Number of Facilities	Total Number of Projects	Total SF	Average SF Cost			Total Cost
11	21	148,682	\$132			\$18,427,320